

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	240005864SD	S	502 Bougher Road	SAM	92069		2	\$44,100	0	\$850,000 ↓			1959				05/22/24	13/13
2	240005396SD	S	4525 Spring Street	LMSA	91941		3	\$6,300	19	\$1,280,000 ↓			1959				05/21/24	1/1
3	240004752SD	S	1715 29th St	SD	92102		3	\$0	0	\$2,110,000 ↓			1932	5,202/0.1194	N		05/21/24	15/18
4	240004834SD	S	4378 Oregon St	SD	92104		3	\$121,536	4	\$2,175,000 ↓			1937				05/22/24	16/16
5	240002224SD	S	3766 68 Tennyson	SD	92107		3	\$178,000	0	\$2,225,750 ↓			1915	5,593/0.1284	N		05/21/24	105/145
6	240007977SD	S	1634 1638 Burroughs St. & Moreno St.	OCE	92054		4	\$99,300	3	\$2,156,644 ↓			1954	11,994/0.2753			05/21/24	9/9

Closed •

List / Sold: **\$999,000/\$850,000** ↓

502 Bougher Road • San Marcos 92069

13 days on the market

2 units • **\$499,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1959

Listing ID: 240005864SD

CrossStreet: Knob Hill



Multi-family home on a 1.11 acre lot in San Marcos. 502 Bougher Road - Main house is 3 bedrooms 1.5 baths 1200 square feet (estimated). Features Include - 2 car detached garage with large room above, vinyl flooring, canned lights, ceiling fans, crown molding, large laundry room/storage room, upgraded kitchen and baths. 520 Bougher Road is a 2 bedroom 1 bath 700 square feet(estimated).

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- Cap Rate: 0
- \$44100 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,300		\$2,500
2:		2	1			\$1,375		\$1,600
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.250%
- 92069 - San Marcos area
 - San Diego County
 - Parcel # 2202336400

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

4525 Spring Street • La Mesa 91941

3 units • \$460,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1959

CrossStreet: Fresno Ave

\$1,380,000/\$1,280,000 ↓

1 days on the market

Listing ID: 240005396SD



WELCOME TO OUR SLICE OF PARADISE IN THIS CHARMING TRIPLEX IN THE HEART OF LA MESA. THIS TRIPLEX OFFERS A UNQUE OPPORTUNITY, WITH A LOVELY 3 BED 1 BATH SINGLE FAMILY HOUSE W/ 1,110 SQFT AND A DETACHED 2 CAR GARAGE. CHARMING DUPLEX OF 2 BED 1 BATH W/ 900 SQFT WITH A DETACHED GARAGE FOR BOTH UNITS. ALL ELECTRICAL AND PLUMBING UPGRADES. 3 YEAR OLD ROOF FOR THE DUPLEX UNITS. VERY NICE NEIGHBORHOOD, 2 BLOCKS AWAY FROM DOWNTOWN LA MESA WITH MULTIPLE RESTAURANTS, WINERIES AND MORE. TROLLEY IS ALSO NEAR BY. LIVE IN FRONT AND RENT THE BACK DUPLEX FOR INCOME. VERY WELL MAINTAINED. SHOWN WITH ACCEPTED OFFER- DON'T DISTURB TENANTS. PLEASE

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,380,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Combination, Electric
- Cap Rate: 19
- \$6300 Gross Scheduled Income
- \$49065 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01846358
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,300		\$3,000
2:		2	1			\$2,400		\$3,000
3:		3	1			\$2,600		\$3,500
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 3
- Ranges: 3

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 91941 - La Mesa area
- San Diego County
- Parcel # 4946210600

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Closed •

List / Sold:

1715 29th St • San Diego 92102

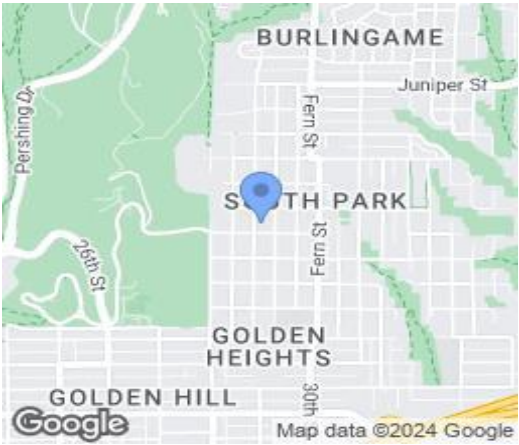
3 units • \$766,333/unit • sqft • 5,202 sqft lot • No \$/Sqft data •
Built in 1932

CrossStreet: Date

\$2,299,000/\$2,110,000 ↓

15 days on the market

Listing ID: 240004752SD



Beautifully upgraded compound in the historic district in South Park with Mills Act! 3 buildings- 2 story Dutch Colonial, studio and 2 story home all on one lot. Front home and Studio are completely remodeled with newer roof, newer plumbing and electric. Beautiful herringbone plank and marble floors throughout, gas fireplace, gorgeously restored open staircase, Chef's kitchen with Italian 40" double oven & gas range, built in wine refrigerator, dishwasher, and custom cabinetry & lighting. Huge master suite with wall to wall custom closet built-ins. Full Apple/HomeKit Smarthome with Brilliant switches throughout, Schlage smartlocks, ecobee thermostats, doorbell/cameras, central AC and heat with separate temp controls per floor. Back home ready for your upgrade ideas! Shared courtyard and huge garage rooftop patio, perfect for entertaining and watching sunsets over Balboa Park. Live in one and rent the others or rent all 3, don't miss out on this once in a lifetime investment opportunity!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,299,000
- 3 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Combination, Electric, Forced Air, Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	1		\$5,195		
2:		0	1			\$1,895		
3:		2	2			\$2,400		
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92102 - San Diego area
- San Diego County
- Parcel # 5392810500

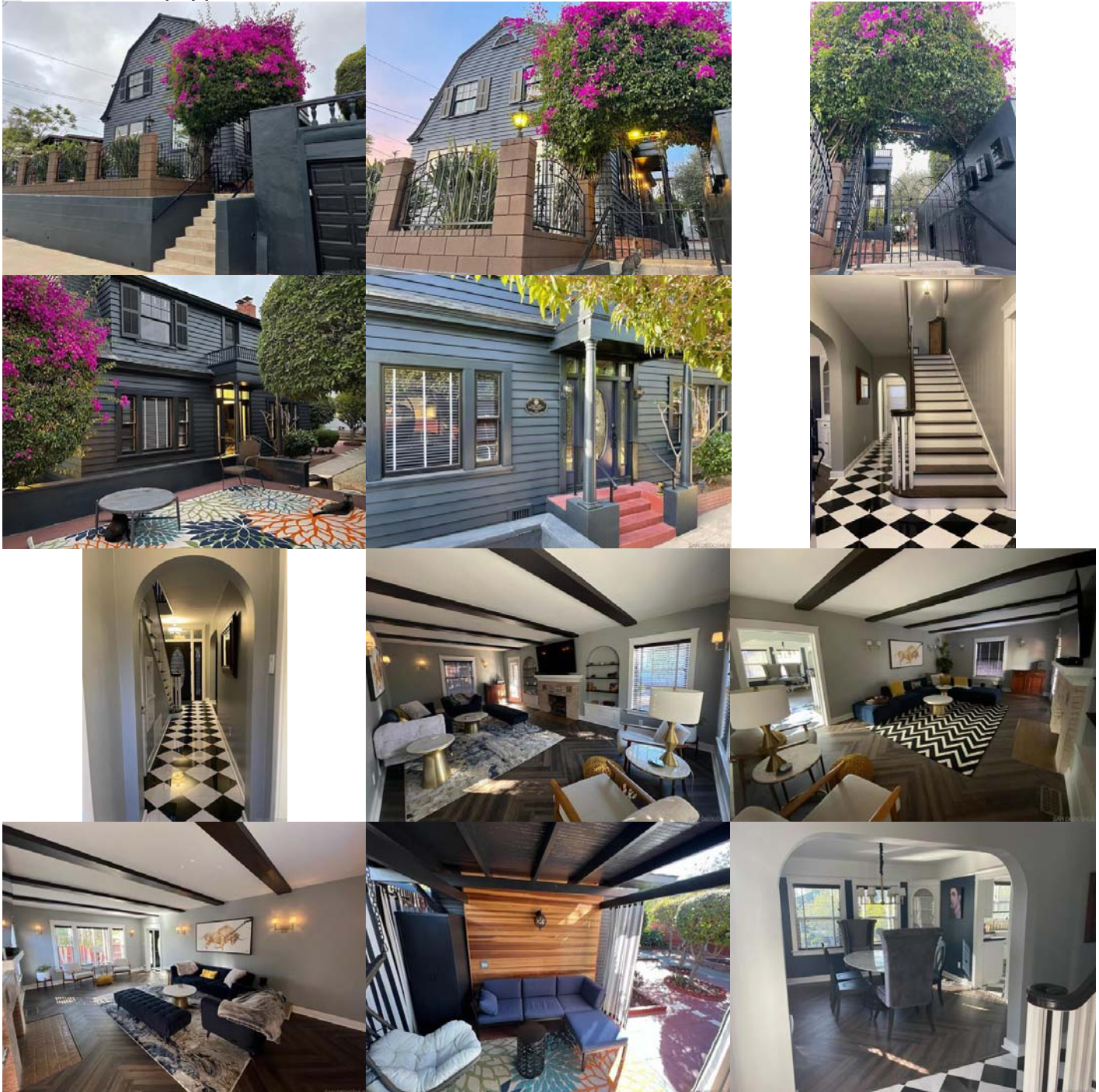
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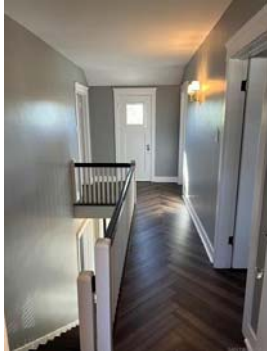
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CUSTOMER FULL: Residential Income LISTING ID: 240004752SD

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Closed •

List / Sold:

\$2,199,000/\$2,175,000 ↓

16 days on the market

Listing ID: 240004834SD

4378 Oregon St • San Diego 92104

3 units • \$733,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1937

CrossStreet: Oregon St and Meade Ave



A developers dream! Multiple value add opportunities and strong existing income (\$10,129 monthly gross income)! This site presents an increasingly rare urban infill opportunity to purchase a 7,000 SF lot, with (3) income generating residential units in the heart of San Diego's hippest neighborhood, North Park. The base zoning on this lot is RM-3-9 allowing for residential development with a 60 foot height limit, 2.7 FAR, and a density of 1 per 600 Sf. To increase density further, the micro unit density bonus can be used to double the existing density from 12 to 24, or the Complete Communities program can be used to build 48 units. Alternatively, the current structures include (6) garages that can be converted to (3) ADUs with an additional space in the middle of the parcel for new construction units.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$2,199,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- Cap Rate: 3.7
- \$121536 Gross Scheduled Income
- \$81429 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$5,117		\$5,395
2:		1	1			\$2,316		\$2,750
3:		1	1			\$2,695		\$2,000
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC:

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.500%
- 92104 - North Park area
- San Diego County
- Parcel # 4453522100

Michael Lembeck

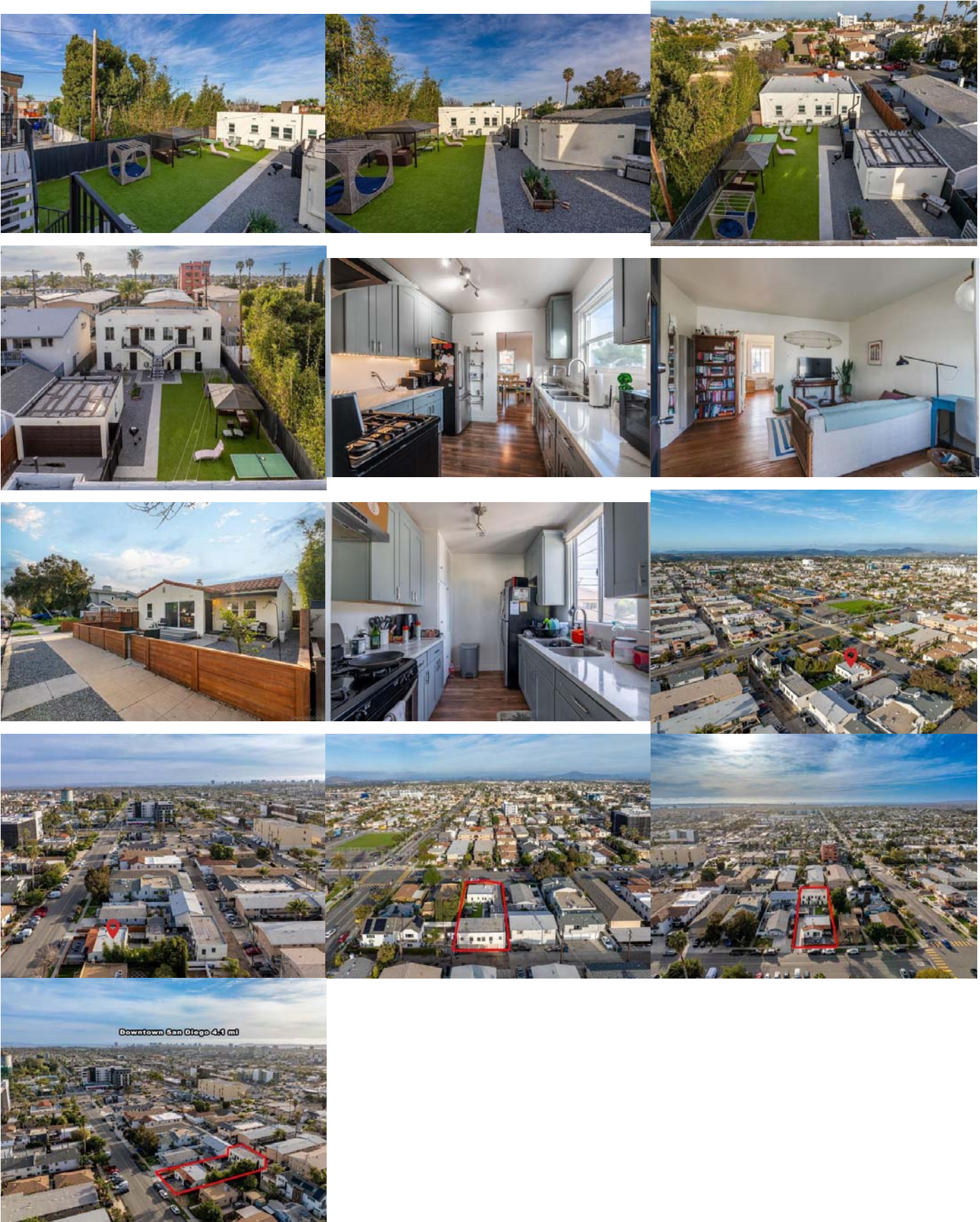
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Closed •

List / Sold:

3766 68 Tennyson • San Diego 92107

3 units • \$765,000/unit • sqft • 5,593 sqft lot • No \$/Sqft data •
Built in 1915

Chatsworth to Tennyson CrossStreet: Chatsworth

\$2,295,000/\$2,225,750 ↓

105 days on the market

Listing ID: 240002224SD



Own a piece of Point Loma history! This coastal farmhouse triplex was likely the 2nd home built in Loma Portal. It is a turnkey vacation rental with excellent income, style, location & pizzazz! Live in front and enjoy extra income, keep as vacation rental or add units because this baby is zoned for 5 units. Great location close to restaurants, shopping, top rated schools, the public library & churches. Equally close to sandy beaches and the local yacht clubs. This is truly a unique opportunity for the savvy homeowner or investor. Come check it out. You'll be glad you did!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,295,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Combination, Forced Air, Natural Gas
- Cap Rate: 0
- \$178000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$0		
2:		1	1	0		\$0		
3:		1	1	0		\$1,500		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.500%
- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4494610500

Michael Lembeck

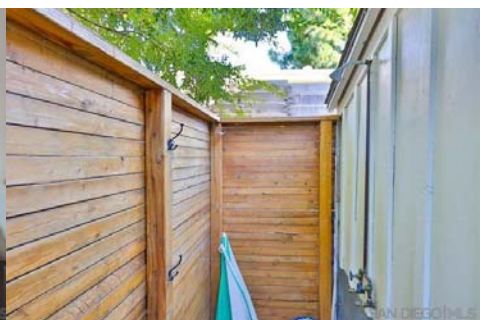
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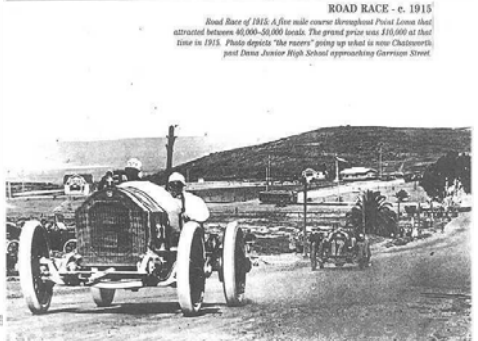
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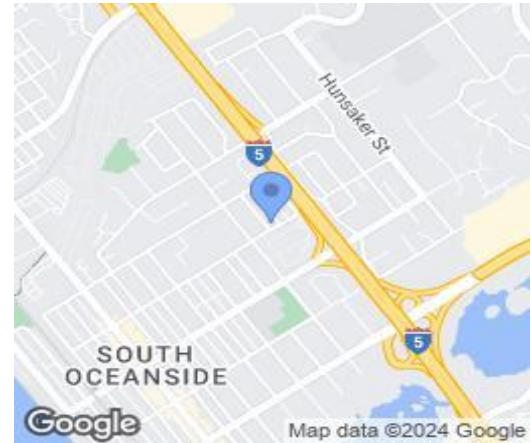
List / Sold:

\$2,200,000/\$2,156,644 ↓

9 days on the market

Listing ID: 240007977SD

1634 1638 Burroughs St. & Moreno St. • Oceanside 92054
4 units • **\$550,000/unit** • **sqft** • **11,994 sqft lot** • **No \$/Sqft data** •
Built in 1954
CrossStreet: Whaley St.



1634-1638 Burroughs St. & 1633-1637 Moreno St. is a 4-unit property located 0.8 miles from the beach in Oceanside, California. There is approximately 38% upside in rental income. The City of Oceanside is considered one of the strongest rental markets in North San Diego County with great demand for apartment rentals. Historical occupancy in this sub-market is estimated to be approximately 97%-100% and rental rates continue to rise over the years. This neighborhood offers excellent access to the Interstate 5, Interstate 78, and Interstate 15 freeways, which connect to major employment centers in the greater San Diego area. The subject property was built in 1954 and consists of four 2 bedroom/1 bath units that are approximately 624 square feet (2,496 total SF). There are two detached duplex buildings on a large 11,994 SF lot with four garages in total. The property has been professionally managed and well maintained over the years. Residents enjoy private yard spaces, driveway parking, newer dual paned windows, laundry hook ups, being west of Interstate 5, and the 1950's charm. The property also has ADU potential with the large 0.28 AC lot and the garages to expand from. A value add opportunity. Unit square footage is estimated based on the number provided by title and the appraisal. Buyer to verify on their own.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- Cap Rate: 2.75
- \$99300 Gross Scheduled Income
- \$60393 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$1,850		\$2,850
2:		2	1	1		\$1,850		\$2,850
3:		2	1	1		\$2,500		\$2,850
4:		2	1	1		\$2,075		\$2,850

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%
- 92054 - Oceanside area
- San Diego County
- Parcel # 1531520900

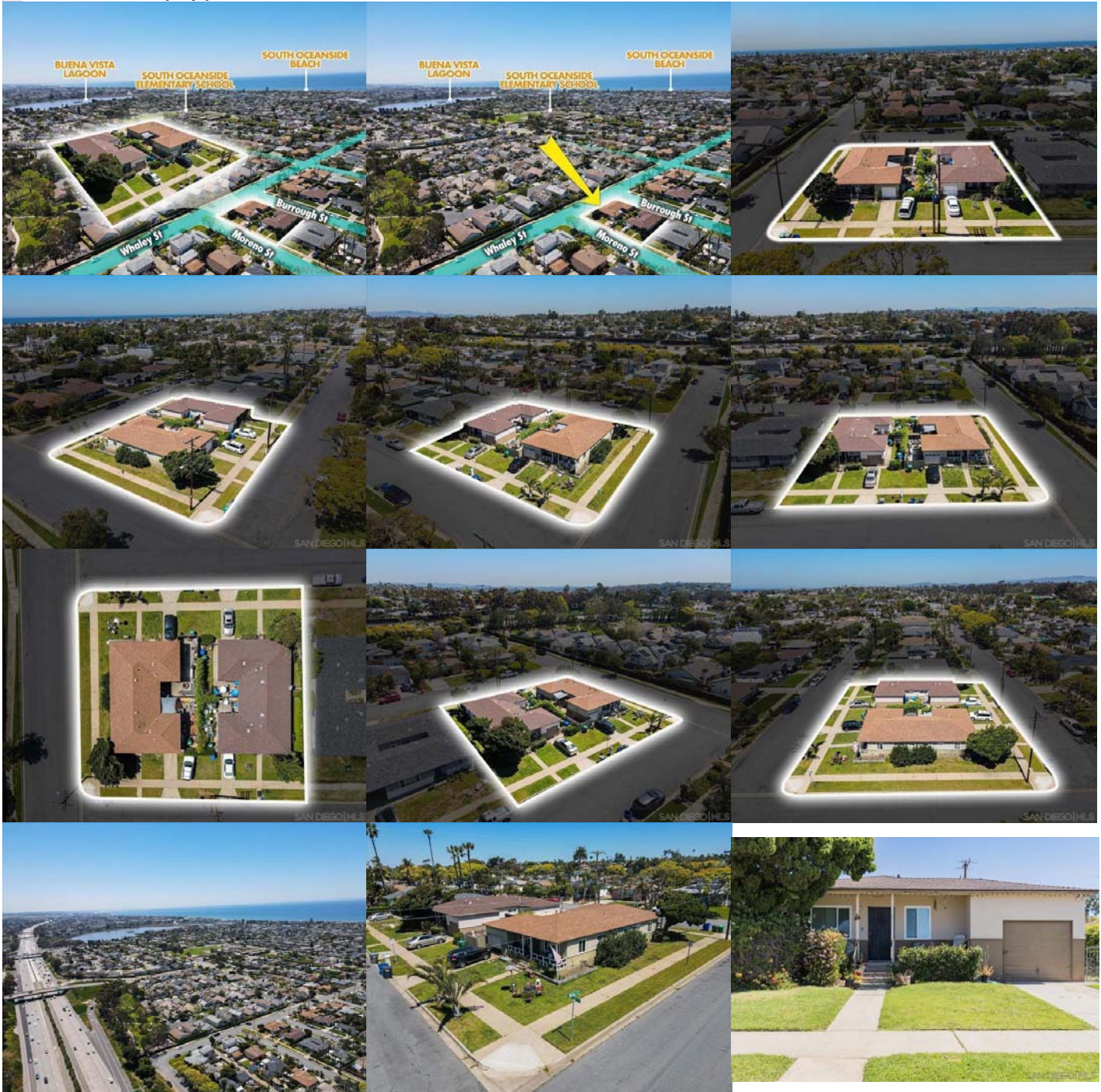
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